



PLANNING COMMISSION AGENDA

LEE BRAND, Chair

Commission Members
ROJELIO VASQUEZ, Vice Chair
LORI CHERRY
NAT DIBUDUO
HAL KISSLER
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

September 21, 2005

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Consideration of Rezone Application No. R-04-93, Vesting Tentative Tract Map No. 5358/UGM, Conditional Use Permit Application No. C-04-246, and environmental findings, filed by Harbour and Associates on behalf of Riverfront Ventures, LLC, pertaining to 51.8 acres of property located on the northwest corner of North Josephine Avenue and North Riverside Country Club Drive, south of the San Joaquin River Bluff. ***(Continued from meeting of August 31, 2005.)***
 - 1. Environmental Assessment No. R-04-93/T-5358/C-04-246, determination of Initial Study to file a Mitigated Negative Declaration.
 - 2. Rezone Application No. R-04-93 proposes to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district and AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) zone district to the R-1/BP/UGM (*Single Family Residential/Bluff Preservation Overlay/Urban Growth Management*) zone district.
 - 3. Vesting Tentative Tract Map No. 5358/UGM proposes to subdivide the subject property into a 231-lot single family residential subdivision.
 - 4. Conditional Use Permit Application No. C-04-246 proposes a private street development for 141 of the 231 lots including reduced lot size standards and common open space.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Arnoldo Rodriguez
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)

VII. CONTINUED MATTERS – Continued

- B. Consideration of Site Plan Review Application No. S-04-547, and environmental findings, filed by The Vincent Company on behalf of owner Hoback, LLC, pertaining to 8.25 acres of property located on West Bullard Avenue between North Hayes and North Polk Avenues (5695 West Bullard Avenue). ***(Continued from meeting of August 31, 2005.)***

1. Environmental Assessment No. S-04-547, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Site Plan Review Application No. S-04-547 requests authorization to construct a self-storage facility consisting of 1,320 square feet of on-site office/retail space, 827 unconditioned storage units (varying in size from 10-foot by 10-foot to 13.5-foot by 40-foot) and 7,150 square-foot of conditioned storage units, with installation of landscaping and public service infrastructure.
 - West Area Community Plan
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Approval
 - May be considered by City Council

C. **CONTINUE TO OCTOBER 5, 2005**

Consideration of Rezone Application No. R-05-10, Vesting Tentative Tract Map No. 5471/UGM, and environmental findings, filed by Ed Dunkel, pertaining to 5 acres of property located on the east side of the North Chestnut Avenue alignment between East Copper and East International Avenues. The project also includes the detachment of the subject property from the Fresno County Fire Protection District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission is the responsible agency. ***(Continued from meetings of August 31 and September 7, 2005.)***

1. Environmental Assessment No. R-05-10/T-5471, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
2. Rezone Application No. R-05-10 proposes to rezone the subject property from the AE-20 (*Limited Twenty Acre Agricultural, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district subject to the property being annexed to the City of Fresno.
3. Vesting Tentative Tract Map No. 5471/UGM proposes to subdivide the subject property into a 15-lot single family residential subdivision.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Donn Beedle
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)

VIII. NEW MATTERS

- A. Consideration of an appeal of the action of the Planning and Development Director approving Conditional Use Permit Application No. C-04-332, and environmental findings, filed by Jacky Chan AIA of Temple Andersen Moore Architects, pertaining to 14± acres of property located on the east side of North Maroa Avenue between West Bullard and West Browning Avenues.
1. Environmental Assessment No. C-04-332, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Conditional Use Permit Application No. C-04-332 proposes the construction of a 24,060 square-foot building addition to an existing social hall that will include a multiple-purpose gymnasium with ancillary space, child care area, and religious education classrooms.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Joann Zuniga
 - Staff Recommendation: Deny Appeal; Uphold Director's Action
 - May be considered by City Council
- B. **CONTINUE TO OCTOBER 5, 2005**
- Consideration of Rezone Application No. R-04-48, Conditional Use Permit Application No. C-04-126, and environmental findings, filed by Vigen and Associates on behalf of James Medina, pertaining to 0.19 acre of property located on the southeast corner of East Princeton Avenue and North Van Ness Boulevard.
1. Environmental Assessment No. R-04-48/C-04-126, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-48 proposes to rezone the subject property from the R-1 (*Single Family Residential*) zone district to the C-5 (*General Commercial*) zone district.
 3. Conditional Use Permit Application No. C-04-126 proposes authorization to allow the use of the existing building as an automobile repair facility including the addition of a canopy structure along the Princeton Avenue frontage of the existing historic Russ Clements Gas Station located at 2740 North Van Ness Boulevard.
 - Tower District Specific Plan Area
 - Fresno High-Roeding Community Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Mike Sanchez
 - Staff Recommendation: Continue to October 5, 2005
 - Will be considered by City Council (Rezone Application only)

VIII. NEW MATTERS – Continued

- C. Consideration of Conditional Use Permit Application No. C-04-190, and environmental findings, filed by Jasbinder Singh on behalf of Winston Capital Group, pertaining to a 2.93-acre parcel of land located on the northwest corner of West Ashlan and North Blythe Avenues (4470 West Ashlan Avenue).
1. Environmental Assessment No. C-04-190, determination of Initial Study to file a Categorical Exemption from the requirements of the California Environmental Quality Act (CEQA).
 2. Conditional Use Permit Application No. C-04-190 requests authorization to permit off-sale liquor sales within a 3,600 square-foot grocery store in an existing shopping center in the C-6/UGM (*Heavy Commercial/Urban Growth Management*) zone district.
 - West Area Community Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Sophia Pagoulatos
 - Staff Recommendation: Approval
 - May be considered by City Council
- D. Consideration of Rezone Application No. R-05-33, Vesting Tentative Tract Map No. 5436/UGM, Conditional Use Permit Application No. C-05-110, and environmental findings, filed by Provost and Pritchard, Inc., on behalf of RZR Enterprises, pertaining to approximately 31.87 acres of property located on the southwest corner of East Church and South Peach Avenues.
1. Environmental Assessment No. R-05-33/T-5436/C-05-110, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-33 proposes to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5436 proposes to subdivide the subject property into a 168-lot single family residential subdivision.
 4. Conditional Use Permit Application No. C-05-110 proposes a planned development including reduced lot size for the 168 lots.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)

VIII. NEW MATTERS – Continued

- E. Consideration of Rezone Application No. R-04-107, Vesting Tentative Tract Map No. 5188/UGM, Conditional Use Permit Application No. C-04-323, and environmental findings, filed by Lafferty Homes, pertaining to approximately 17.6 acres of property located on the southwest corner of South Temperance and East Butler Avenues.

1. Environmental Assessment No. R-04-107/T-5188/C-04-323, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
2. Rezone Application No. R-04-107 proposes to rezone the subject property from the AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
3. Vesting Tentative Tract Map No. 5188/UGM proposes to subdivide the subject property into a 79-lot single family residential subdivision.
4. Conditional Use Permit Application No. C-04-323 proposes to allow the subdivision to be developed as a planned development with modified setbacks and lot sizes.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: David Braun
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)

F. **CONTINUE TO OCTOBER 5, 2005**

- Consideration of Rezone Application No. R-05-18, Vesting Tentative Tract Map No. 5501/UGM, and environmental findings, filed by JS Land Company, pertaining to approximately 37 acres of property located on the southeast corner of South Armstrong and East Clinton Avenues.

1. Environmental Assessment No. R-05-18/T-5501, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
2. Rezone Application No. R-05-18 proposes to rezone the subject property from the RR (*Rural Residential, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
3. Vesting Tentative Tract Map No. 5501/UGM proposes to subdivide the subject property into a 79-lot single family residential subdivision.
 - McLane Community Plan Area
 - Council District 4 (Councilmember Westerlund)
 - Staff Member: David Braun
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map
 - Will be considered by City Council (Rezone Application only)

VIII. NEW MATTERS – Continued

- G. Consideration of Rezone Application No. R-04-67, and environmental findings, filed by Claude Saiz, Jr., pertaining to 0.53 acre of property located on North Augusta Avenue between North Fresno Street and State Route 180.
1. Environmental Assessment No. R-04-67/S-04-298/V-04-23, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-67 proposes to rezone the subject property from the R-1 (*Single Family Residential*) zone district to the R-2 (*Low Density Multiple Family Residential*) zone district.
 - Jefferson Redevelopment Project Area
 - Central Area Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Mike Sanchez
 - Staff Recommendation: Approval
 - Will be considered by City Council
- H. Consideration of Rezone Application No. R-05-23, and environmental findings, filed by Tejinder Randhawa, pertaining to 2.42 acres of property located on the east side of North Maple Avenue between East Copper and East International Avenues.
1. Environmental Assessment No. R-05-23/C-05-95/TPM-2005-08, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-23 proposes to rezone the subject property from the R-A/UGM (*Single Family Residential-Agricultural/Urban Growth Management*) zone district to the R-1-B/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Approval
 - Will be considered by City Council

VIII. NEW MATTERS – Continued

- I. Consideration of Rezone Application No. R-04-103, and environmental findings, filed by Owen Purdy, pertaining to 1.12 acres of property located on the east side of North Chestnut Avenue between East Gettysburg and East Indianapolis Avenues.
 1. Environmental Assessment No. R-04-103, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-103 proposes to rezone the subject property from the R-2-A/cz (*Low Density Multiple Family Residential/conditions of zoning*) zone district to the R-2-A (*Low Density Multiple Family Residential*) zone district (removing certain conditions of zoning).
 - Hoover Community Plan Area
 - Council District 4 (Councilmember Westerlund)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Approval
 - Will be considered by City Council

IX. REPORT BY SECRETARY

- A. Report and recommendations on City of Fresno Cellular Tower Policy
- B. Status report on Multi-Purpose Trails requirements

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT